

# CHARNWOOD SHELA SITE ASSESSMENT 2020

## Site Description

**Site Reference:**  **Site name/location:**

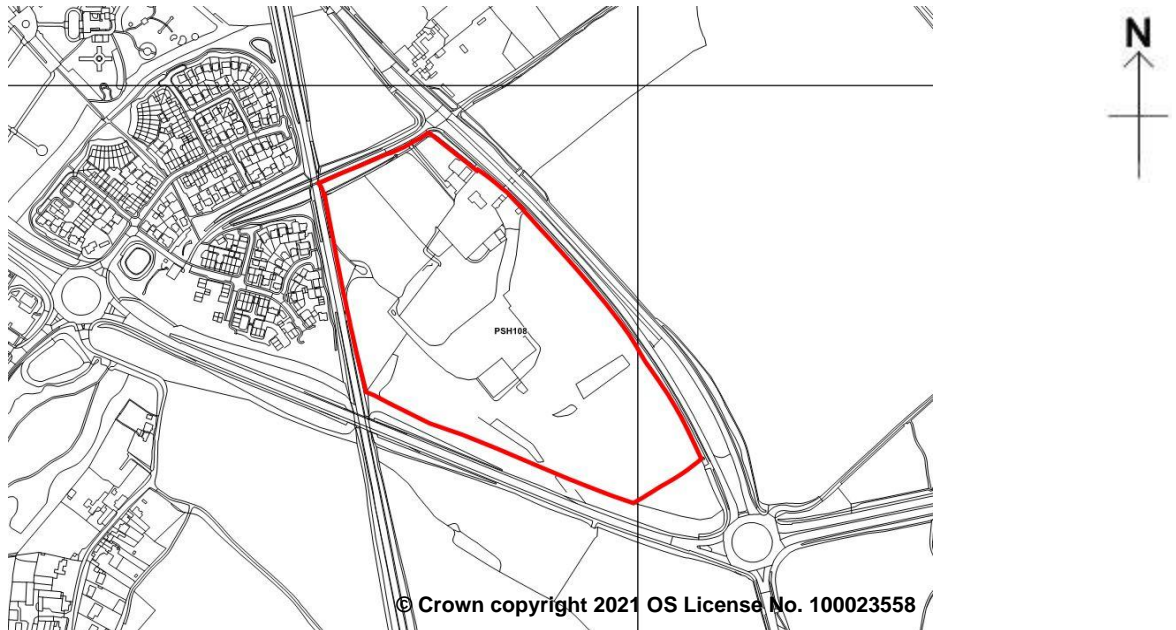
**Site size:**  **Parish:**

**Current land use and character:**

**If site is currently being developed what progress has been made:**

**Land uses and character of surrounding area**

## Site Boundary



## Assessment of potential use of the site

**Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?**

## Assessment of constraints and potential impacts

**Are there any physical constraints to development?**

**Are there any environmental constraints to development?**

**What are the potential impacts of the development?**

**Is the site affected by the development plan, emerging plan policy and national policy?:**

**How appropriate and what is the likely market attractiveness for the type of development proposed?**

**Would the site contribute to any regeneration priority areas?**

## What is the development potential of the site?

**Dwellings / employment floorspace m2?**

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

### If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years?: 6-10 years

What is the expected build out rate?: 50 dwellings per annum

**Is the site suitable?:** There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development adjacent to Loughborough within Quorn Parish.

**Is the site available?:** The site does not have planning permission and is not owned by a developer with the intention to develop.

**Is the site achievable?** There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

### If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

Site Reference:  Site name/location: Buddon Lane, Quorn

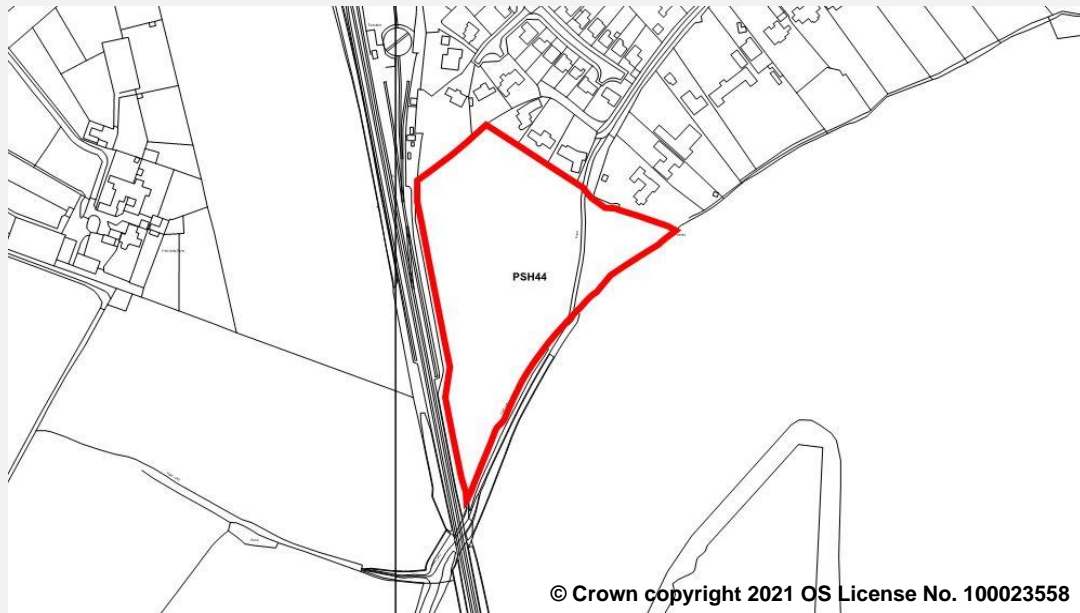
Site size:  Parish:

Current land use and character: Land cover comprises pasture. Boundaries of the Site are formed by thick hedgerows with many mature broadleaved trees.

If site is currently being developed what progress has been made:

Land uses and character of surrounding area Residential to the north, Great Central Railway to the west, open countryside to the south and east.

## Site Boundary



## Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

Is the site affected by the development plan, emerging plan policy and national policy?:

How appropriate and what is the likely market attractiveness for the type of development proposed?

Would the site contribute to any regeneration priority areas?

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### What is the development potential of the site?

Dwellings / employment floorspace m2?

45

### Is the site available for development?

Is the site available for development?:

Yes

Are there any legal or ownership problems?

None

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?:

No

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years?:

6-10 years

What is the expected build out rate?:

45 dwellings per annum

### Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development adjacent to a service centre.

### Is the site available?:

The site is owned by a developer with the intention to develop

### Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA?

No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

Site Reference:  Site name/location:

Site size:  Parish:

Current land use and character:

If site is currently being developed what progress has been made:

Land uses and character of surrounding area

## Site Boundary



## Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

Small-scale overhead lines cross the western part of the Site. Flood Zone 2 covers the whole of the site. Only 0.75 ha is outside Flood Zones 3a & 3b.

Are there any environmental constraints to development?

Noise from adjacent A6 dual carriageway.

What are the potential impacts of the development?

Loss of grassland. Majority Grade 3 Agricultural Land with 0.58ha of Grade 2 in the south east corner of the site.

Is the site affected by the development plan, emerging plan policy and national policy?:

Outside the Limits to Development.

How appropriate and what is the likely market attractiveness for the type of development proposed?

Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas?

## What is the development potential of the site?

Dwellings / employment floorspace m2?

19

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

If issues have been identified, how will and when will these be overcome?

Flood mitigation measures would need to be put forward.

Has planning permission been granted previously?: No

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 11-15 years

What is the expected build out rate? 19 dwellings per annum

### Is the site suitable?:

Site adjacent to a Service Centre and there are no known irresolvable physical/environmental constraints preventing development though only 0.75ha available for development due to flooding issues.

### Is the site available?:

Planning application has been refused on the site.

### Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

Any successful application will have to demonstrate that any flood mitigation measures like raising the floor levels doesn't result in increasing flood risk elsewhere.

Site to be excluded from the SHELAA? No



# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

**Site Reference:** PSH85 **Site name/location:** Land corner of Leicester Road/Main Road, Woodthorpe

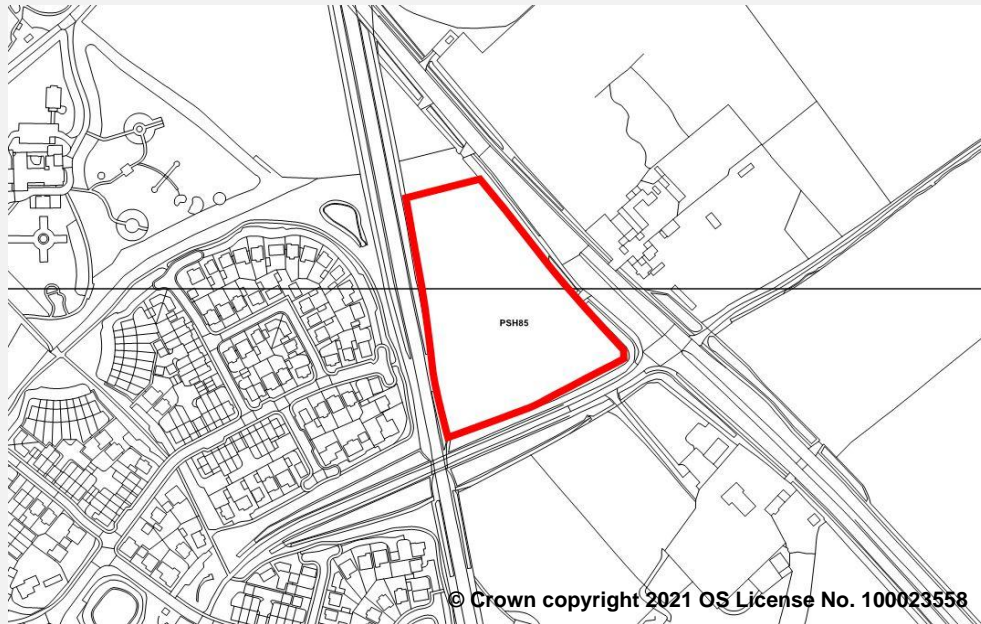
**Site size:** 1.67ha **Parish:** Quorn

**Current land use and character:** Vacant land last used as horse paddocks.

**If site is currently being developed what progress has been made:** Site is expected to build out within 5 years.

**Land uses and character of surrounding area** The Great Central Railway runs along one of the boundaries of the site and the A6 runs along the east.

## Site Boundary



## Assessment of potential use of the site

**Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?**

Residential

## Assessment of constraints and potential impacts

**Are there any physical constraints to development?**

Not within flood risk zones.

**Are there any environmental constraints to development?**

None

**What are the potential impacts of the development?**

Site adjacent to Great Central Railway which functions as a wildlife corridor across a major road.

**Is the site affected by the development plan, emerging plan policy and national policy?:**

Within the Limits to Development.

**How appropriate and what is the likely market attractiveness for the type of development proposed?**

Charnwood as a whole is seen as an attractive place to live and market homes.

**Would the site contribute to any regeneration priority areas?** No

## What is the development potential of the site?

**Dwellings / employment floorspace m2?** 33

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None.

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: Yes

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? Within 5 years

What is the expected build out rate?: 33 dwellings per annum

### Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved, site is in a suitable location for development adjacent to Loughborough.

### Is the site available?:

Reserved Matters now granted.

### Is the site achievable?:

Builder keen to develop the site with completion expected within 5 years.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No



# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

Site Reference:  Site name/location: Land off Armston Road

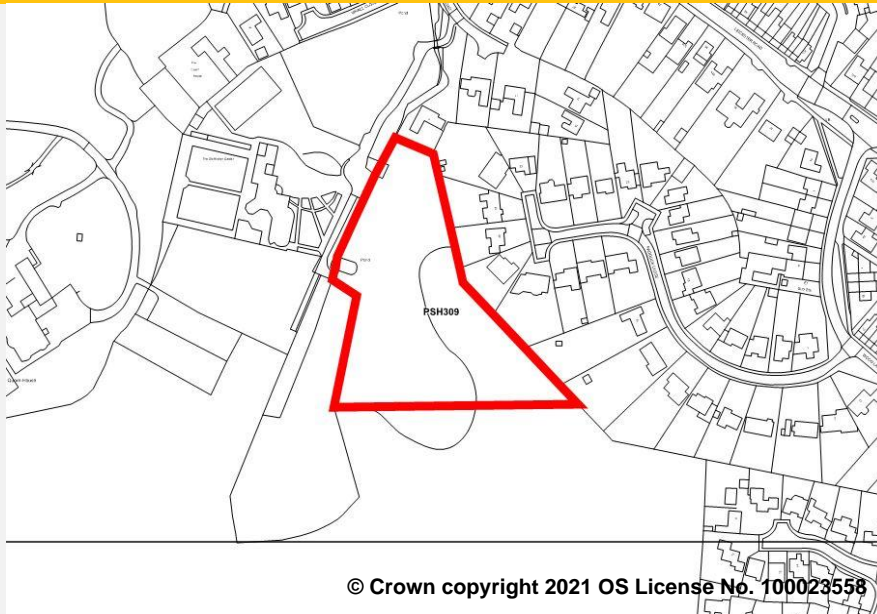
Site size:  Parish:

Current land use and character:

If site is currently being developed what progress has been made:

Land uses and character of surrounding area

## Site Boundary



## Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

Is the site affected by the development plan, emerging plan policy and national policy?:

How appropriate and what is the likely market attractiveness for the type of development proposed?

Would the site contribute to any regeneration priority areas?

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### What is the development potential of the site?

Dwellings / employment floorspace m2?

27

### Is the site available for development?

Is the site available for development?:

Yes

Are there any legal or ownership problems?

None.

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?:

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years?:

11-15 years

What is the expected build out rate?:

27 dwellings per annum

### Is the site suitable?:

There are no irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development adjacent a service centre and a suitable access can be achieved.

### Is the site available?:

The site does not have planning permission but is being promoted through th SHELAA.

### Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA?

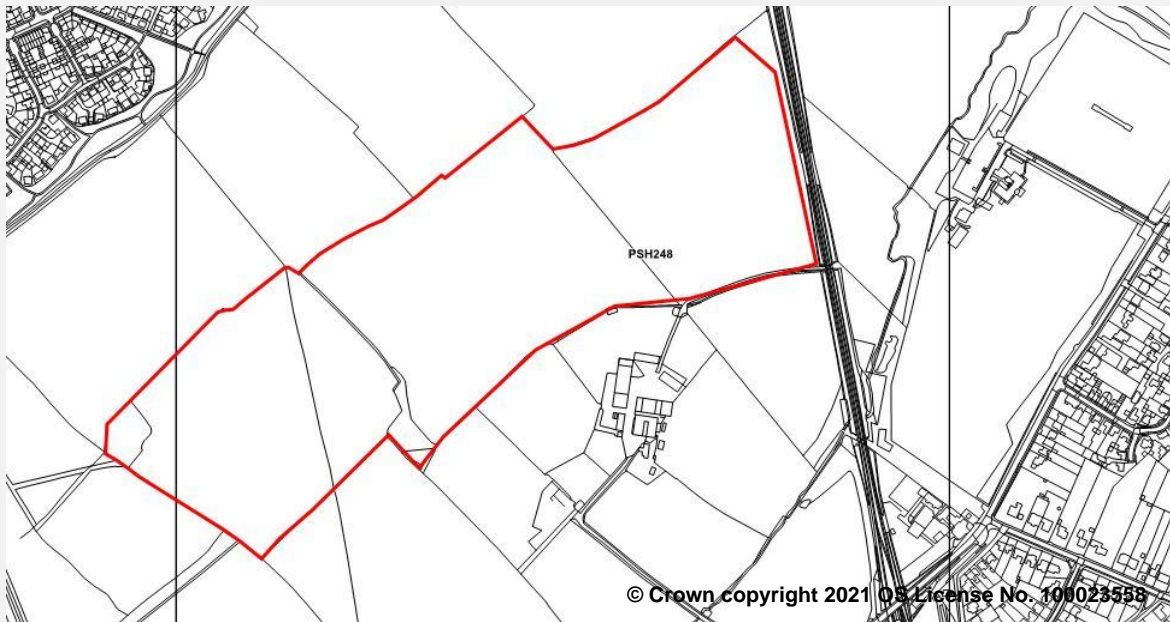
No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

<b>Site Reference:</b>	<input type="text" value="PSH248"/>	<b>Site name/location:</b>	<input type="text" value="Land South of Woodthorpe and off the A6004, South of Loughborough"/>
<b>Site size:</b>	<input type="text" value="24.5 ha"/>	<b>Parish:</b>	<input type="text" value="Loughborough"/>
<b>Current land use and character:</b>	<input type="text" value="Land use is primarily arable cropping within large scale fields which are divided by low cut hedgerows with few trees."/>		
<b>If site is currently being developed what progress has been made:</b>	<input type="text" value="N/A"/>		
<b>Land uses and character of surrounding area</b>	<input type="text" value="Housing, parkland, village of Woodthorpe, agriculture, woodlands"/>		

## Site Boundary



## Assessment of potential use of the site

**Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?**

## Assessment of constraints and potential impacts

**Are there any physical constraints to development?**

**Are there any environmental constraints to development?**

**What are the potential impacts of the development?**

**Is the site affected by the development plan, emerging plan policy and national policy?:**

**How appropriate and what is the likely market attractiveness for the type of development proposed?**

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

Would the site contribute to any regeneration priority areas? No

### What is the development potential of the site?

Dwellings / employment floorspace m2? 459

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 11-15 years

What is the expected build out rate?: 100 dwellings per annum (2 builders)

**Is the site suitable?:** There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development adjacent to Loughborough.

**Is the site available?:** The site does not have planning permission but has developer interest. An extension to PSH255 and under the same ownership.

**Is the site achievable?** There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

**If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:**

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

**Site Reference:**  **Site name/location:**

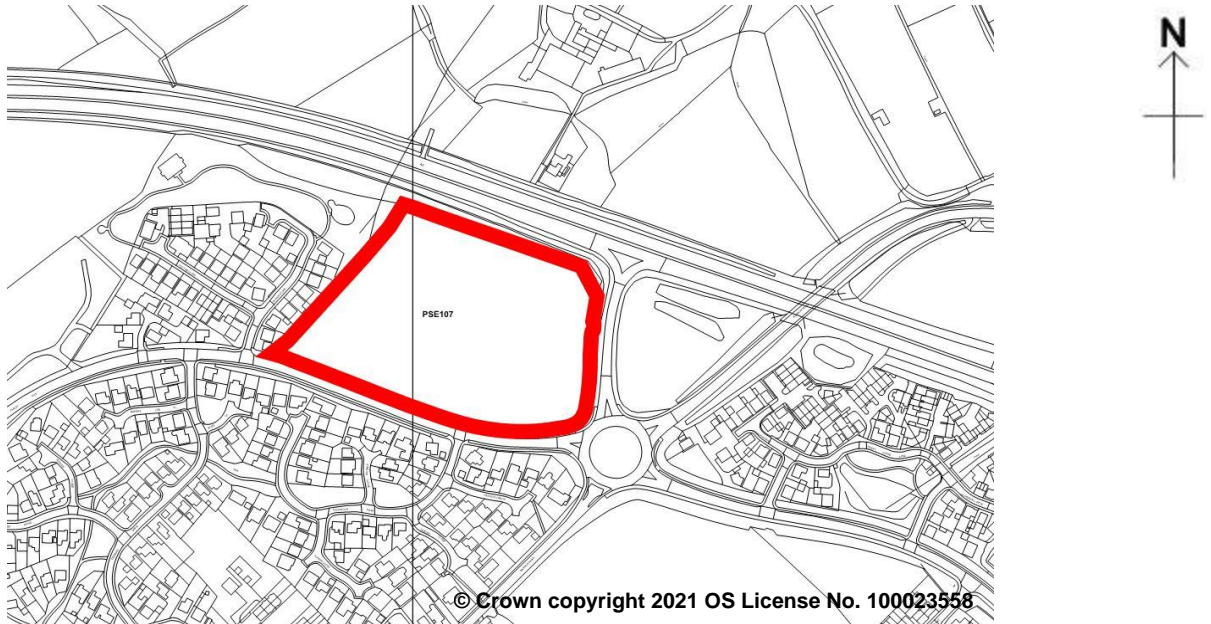
**Site size:**  **Parish:**

**Current land use and character:**

**If site is currently being developed what progress has been made:**

**Land uses and character of surrounding area**

## Site Boundary



## Assessment of potential use of the site

**Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?**

## Assessment of constraints and potential impacts

**Are there any physical constraints to development?**

**Are there any environmental constraints to development?**

**What are the potential impacts of the development?**

**Is the site affected by the development plan, emerging plan policy and national policy?:**

**How appropriate and what is the likely market attractiveness for the type of development proposed?**

**Would the site contribute to any regeneration priority areas?**

## What is the development potential of the site?

**Dwellings / employment floorspace m2?**

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

### If issues have been identified, how will and when will these be overcome?

Flood mitigation measures would need to be put forward.

Has planning permission been granted previously?: No

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years

What is the expected build out rate? 0.75 ha per annum

### Is the site suitable?:

Site adjacent to a Service Centre and there are no known irresolvable physical/environmental constraints preventing development though only 0.75ha available for development due to flooding issues.

### Is the site available?:

The site does not have planning permission but has been promoted by a planning consultant on behalf of the landowner.

### Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

### If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

Any successful application will have to demonstrate that any flood mitigation measures like raising the floor levels doesn't result in increasing flood risk elsewhere.

Site to be excluded from the SHELAA? No



# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

Site Reference:	<input type="text" value="PSH398"/>	Site name/location:	<input type="text" value="84 &amp; 88 Wood Lane"/>
Site size:	<input type="text" value="0.3 ha"/>	Parish:	<input type="text" value="Quorn"/>
Current land use and character:	<input type="text" value="N/A Site Under construction"/>		
If site is currently being developed what progress has been made:	<input type="text" value="Site will complete in 2020."/>		
Land uses and character of surrounding area	<input type="text" value="N/A Site Under construction"/>		

## Site Boundary



## Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

Is the site affected by the development plan, emerging plan policy and national policy?:

How appropriate and what is the likely market attractiveness for the type of development proposed?

Would the site contribute to any regeneration priority areas?

## What is the development potential of the site?

Dwellings / employment floorspace m2?

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: N/A Site Under construction

Are there any legal or ownership problems? N/A Site Under construction

If issues have been identified, how will and when will these be overcome?

N/A Site Under construction

Has planning permission been granted previously?: Yes

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years?: Within 5 years

What is the expected build out rate?: 9 dwellings per annum

**Is the site suitable?:** There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development adjacent to a service centre.

**Is the site available?:** N/A Site Under construction

**Is the site achievable?** Site Under construction and will complete in 2020.

**If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:**

N/A Site Under construction

**Site to be excluded from the SHELAA?** No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

**Site Reference:**  **Site name/location:**

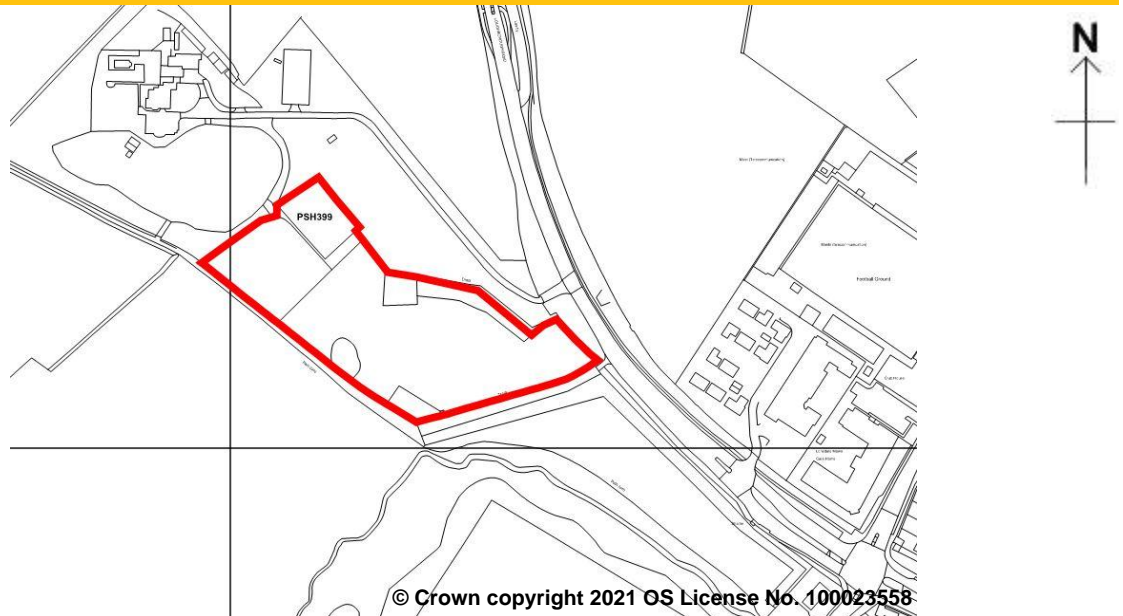
**Site size:**  **Parish:**

**Current land use and character:**

**If site is currently being developed what progress has been made:**

**Land uses and character of surrounding area**

## Site Boundary



## Assessment of potential use of the site

**Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?**

## Assessment of constraints and potential impacts

**Are there any physical constraints to development?**

**Are there any environmental constraints to development?**

**What are the potential impacts of the development?**

**Is the site affected by the development plan, emerging plan policy and national policy?:**

**How appropriate and what is the likely market attractiveness for the type of development proposed?**

**Would the site contribute to any regeneration priority areas?**

## What is the development potential of the site?

**Dwellings / employment floorspace m2?**

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 11-15 years

What is the expected build out rate?: 22 dwellings per annum

### Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.

### Is the site available?:

The site does not have planning permission but put forward through the SHELAA process.

### Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

Engineering solution would required to improve possibility of access through the flood zones.

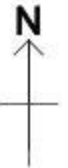
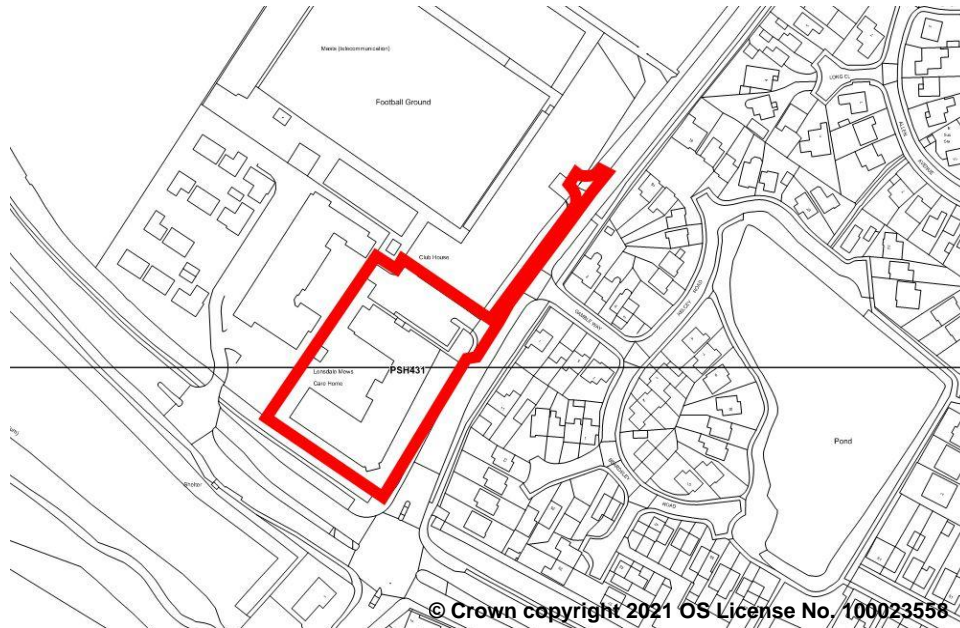
Site to be excluded from the SHELAA? No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

Site Reference:	<input type="text" value="PSH431"/>	Site name/location:	<input type="text" value="Land at Quorn Football Club, Farley Way."/>
Site size:	<input type="text" value="0.55ha"/>	Parish:	<input type="text" value="Quorn"/>
Current land use and character:	<input type="text" value="N/A Site Under construction"/>		
If site is currently being developed what progress has been made:	<input type="text" value="Site underconstruction and will build out in 2020/21."/>		
Land uses and character of surrounding area	<input type="text" value="N/A Site Under construction"/>		

## Site Boundary



## Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

Is the site affected by the development plan, emerging plan policy and national policy?:

How appropriate and what is the likely market attractiveness for the type of development proposed?

Would the site contribute to any regeneration priority areas?

## What is the development potential of the site?

Dwellings / employment floorspace m2?

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: N/A Site Under construction

Are there any legal or ownership problems? N/A Site Under construction

If issues have been identified, how will and when will these be overcome?

N/A Site Under construction

Has planning permission been granted previously?: Yes

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years?: Within 5 years

What is the expected build out rate?: 36 dwellings per annum

### Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development adjacent to a service centre and a suitable access can be achieved.

### Is the site available?:

The site has planning permission for a 64 bed care home which provides the equivalent of 36 dwellings.

### Is the site achievable?

N/A Site Under construction

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

N/A Site Under construction

Site to be excluded from the SHELAA? No

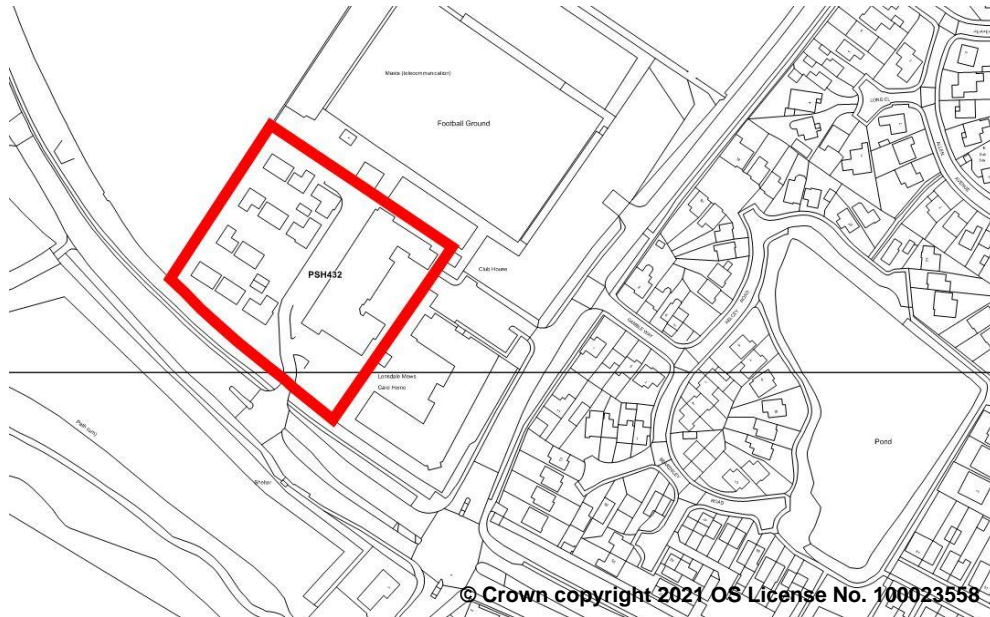


# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

Site Reference:	<input type="text" value="PSH432"/>	Site name/location:	<input type="text" value="Unit 11, Clear View Farm , 103 Loughborough Road"/>
Site size:	<input type="text" value="0.88 ha"/>	Parish:	<input type="text" value="Quorn"/>
Current land use and character:	<input type="text" value="N/A Site Under construction"/>		
If site is currently being developed what progress has been made:	<input type="text" value="Site Under construction and expected to build out in 2020/21."/>		
Land uses and character of surrounding area	<input type="text" value="N/A Site Under construction"/>		

## Site Boundary



## Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

Is the site affected by the development plan, emerging plan policy and national policy?:

How appropriate and what is the likely market attractiveness for the type of development proposed?

Would the site contribute to any regeneration priority areas?

## What is the development potential of the site?

Dwellings / employment floorspace m2?

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: N/A Site Under construction

Are there any legal or ownership problems? N/A Site Under construction

If issues have been identified, how will and when will these be overcome?

N/A Site Under construction

Has planning permission been granted previously?: Yes

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years?: 6-10 years

What is the expected build out rate?: 50 dwellings per annum

**Is the site suitable?:** There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development adjacent to a service centre and a suitable access could potentially be achieved.

**Is the site available?:** N/A Site Under construction

**Is the site achievable?** N/A Site Under construction

**If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:**

N/A Site Under construction

**Site to be excluded from the SHELAA?** No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

**Site Reference:**  **Site name/location:**

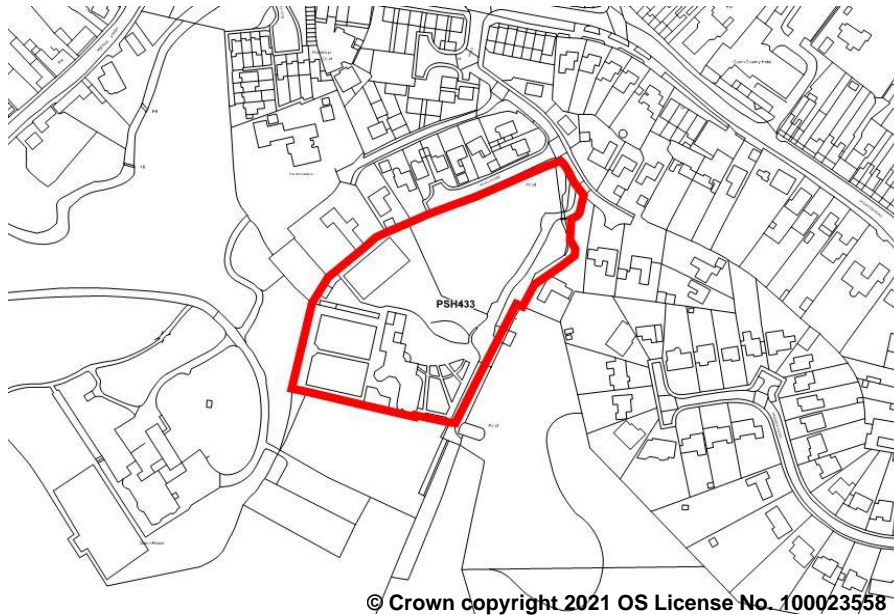
**Site size:**  **Parish:**

**Current land use and character:**

**If site is currently being developed what progress has been made:**

**Land uses and character of surrounding area**

## Site Boundary



## Assessment of potential use of the site

**Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?**

## Assessment of constraints and potential impacts

**Are there any physical constraints to development?**

**Are there any environmental constraints to development?**

**What are the potential impacts of the development?**

**Is the site affected by the development plan, emerging plan policy and national policy?:**

**How appropriate and what is the likely market attractiveness for the type of development proposed?**

**Would the site contribute to any regeneration priority areas?**

## What is the development potential of the site?

**Dwellings / employment floorspace m2?**

35

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems?

### If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?:

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years?:

What is the expected build out rate?:

### Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development within a service centre and a suitable access could potentially be achieved.

### Is the site available?:

The site does not have planning permission but is promoted by a developer

### Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

### If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

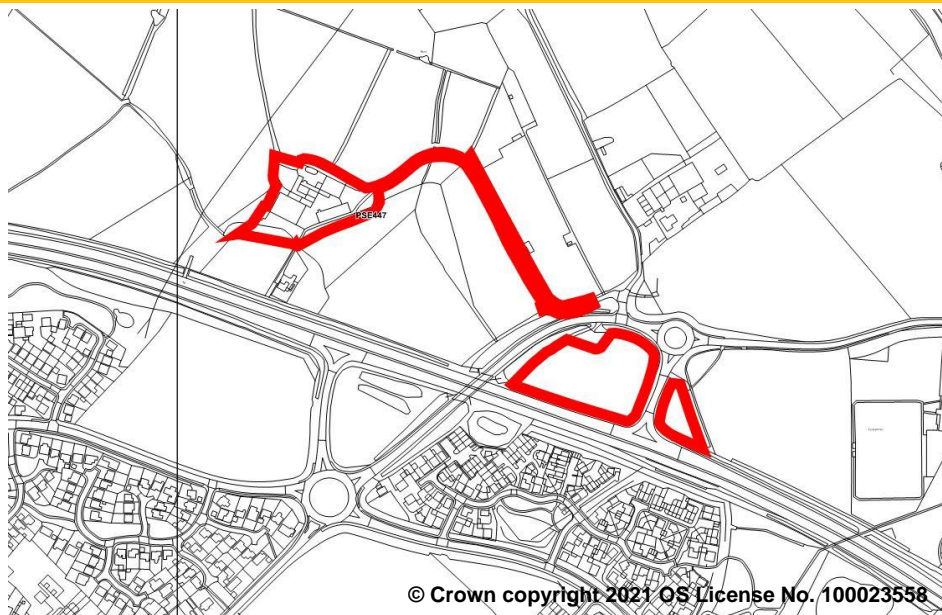
Site to be excluded from the SHELAA?

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

<b>Site Reference:</b>	<input type="text" value="PSE447"/>	<b>Site name/location:</b>	<input type="text" value="Land at Poole Farm &amp; Barrow Road"/>
<b>Site size:</b>	<input type="text" value="2.22 ha"/>	<b>Parish:</b>	<input type="text" value="Quorn"/>
<b>Current land use and character:</b>	<input type="text" value="Agricultural. There are a number of agricultural buildings on the Poole Farm site which are in a dilapidated condition."/>		
<b>If site is currently being developed what progress has been made:</b>	<input type="text" value="N/A"/>		
<b>Land uses and character of surrounding area</b>	<input type="text" value="Rural outlook between two Service Centres though setting heavily impacted by adjoining dual carriageway."/>		

## Site Boundary



## Assessment of potential use of the site

**Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?**

## Assessment of constraints and potential impacts

**Are there any physical constraints to development?**

**Are there any environmental constraints to development?**

**What are the potential impacts of the development?**

**Is the site affected by the development plan, emerging plan policy and national policy?:**

**How appropriate and what is the likely market attractiveness for the type of development proposed?**

**Would the site contribute to any regeneration priority areas?**

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### What is the development potential of the site?

Dwellings / employment floorspace m2?

7,605 sq.m.

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years?: 6-10 years

What is the expected build out rate?: 1ha per annum

### Is the site suitable?:

Site adjacent to a Service Centre and there are no known irresolvable physical/environmental constraints preventing development.

### Is the site available?:

The site does not have planning permission but has been promoted by a planning consultant on behalf of the landowner.

### Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No



# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

Site Reference:  Site name/location:

Site size:  Parish:

Current land use and character:

If site is currently being developed what progress has been made:

Land uses and character of surrounding area

## Site Boundary



## Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

Is the site affected by the development plan, emerging plan policy and national policy?:

How appropriate and what is the likely market attractiveness for the type of development proposed?

Would the site contribute to any regeneration priority areas?

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### What is the development potential of the site?

Dwellings / employment floorspace m2?

105

### Is the site available for development?

Is the site available for development?:

Yes

Are there any legal or ownership problems?

None

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints

Has planning permission been granted previously?:

No

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years?

6-10 years

What is the expected build out rate?:

50 dwellings per annum

### Is the site suitable?:

There are no irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development and a suitable access can be achieved.

### Is the site available?:

No planning application yet but builder committed to bringing site forward for development. Allocated in Quorn Neighbourhood Plan for housing.

### Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA?

No